

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**

**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: CONDITIONAL USE PERMIT 10-004 (AMERICA'S TIRE)**  
**APN: 025-422-032**

**DATE: OCTOBER 12, 2010**

**Needs:** For the Planning Commission to consider a Conditional Use Permit (CUP) application to construct a new 7,416 square foot commercial tire store.

- Facts:**
1. The project is located on one of the vacant pad sites within the Golden Hills Plaza (Lowe's Center) at 2441 Golden Hill Road (See Attachment 1, Vicinity Map).
  2. Table 21.16.200 of the Zoning Code requires the Planning Commission's approval of a CUP for automotive repair uses.
  3. Wallace Group has provided a site plan, grading & drainage plan, architectural elevations and color/material exhibits for the new building. The building has been designed to incorporate architectural elements consistent with the existing buildings within the center.
  4. All auto repair (tire work) will be done inside the building. Additionally, all tire storage (both new and used) as well as all equipment such as air compressors will be located inside the building.
  5. Wallace group has provided an analysis indicating that noise from the daily operations of the tire business will be below the City's noise requirements outlined in the Noise Element of the General Plan (see Attachment 3). Furthermore an Acoustic Consultant is in the process of preparing a study that confirms the assumptions within the Wallace Group letter. The study will be available for review at the hearing on October 12<sup>th</sup>.
  6. The project is consistent with the CS (Commercial Service) General Plan designation, and the zoning which is C3-PD (Commercial/Light-Industrial, Planned Development Overlay).
  7. The proposed project complies with the City Zoning Ordinance, development standards for setbacks, building height, parking, outdoor storage screening, and other on-site requirements.

8. The Development Review Committee (DRC) reviewed the project at their meeting on August 13, 2010, and recommended that the Planning Commission approve the CUP.
9. This application is Categorically Exempt (Class 32) from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

**Analysis  
and**

**Conclusions:**

The proposed building has been designed to be consistent with the existing buildings within the center. The tire store use would seem to be a good fit within the shopping center.

The proposed automotive repair project is consistent with the requirements for development in this shopping center including compliance with the design guidelines for the center. It would appear that the architecture and proposed landscaping plan would be appropriate for this location. There are no site development constraints such as trees or other features on the property.

The new building is proposed to be positioned in a manner that will orient the auto repair bays towards the residentially zoned properties adjacent to the west. Staff has concern with the impacts of noise from the business to the neighboring properties. Staff requested that Wallace Group look further into this matter to insure that noise impacts comply with the City's General Plan Noise Element. Wallace Group has provided an analysis (Attachment 3) indicating that the store will operate below the maximum noise requirements. Additionally, an Acoustical Consultant is preparing a study to validate the analysis. The Study will be available to review at the hearing on October 12<sup>th</sup>.

The America's Tire project would meet the intent of the Commercial/Light Industrial (C3) zoning district, and Commercial Service (CS) General Plan land use designation, since it provides for clean attractive businesses and industries in which all activities are conducted in doors. Additionally, the construction of the new facility would be consistent with the Economic Strategy, since it helps promote local industry, products, services and destinations.

**Reference:** Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, 2006  
Paso Robles Economic Strategy and CEQA.

**Fiscal**

**Impact:** None.

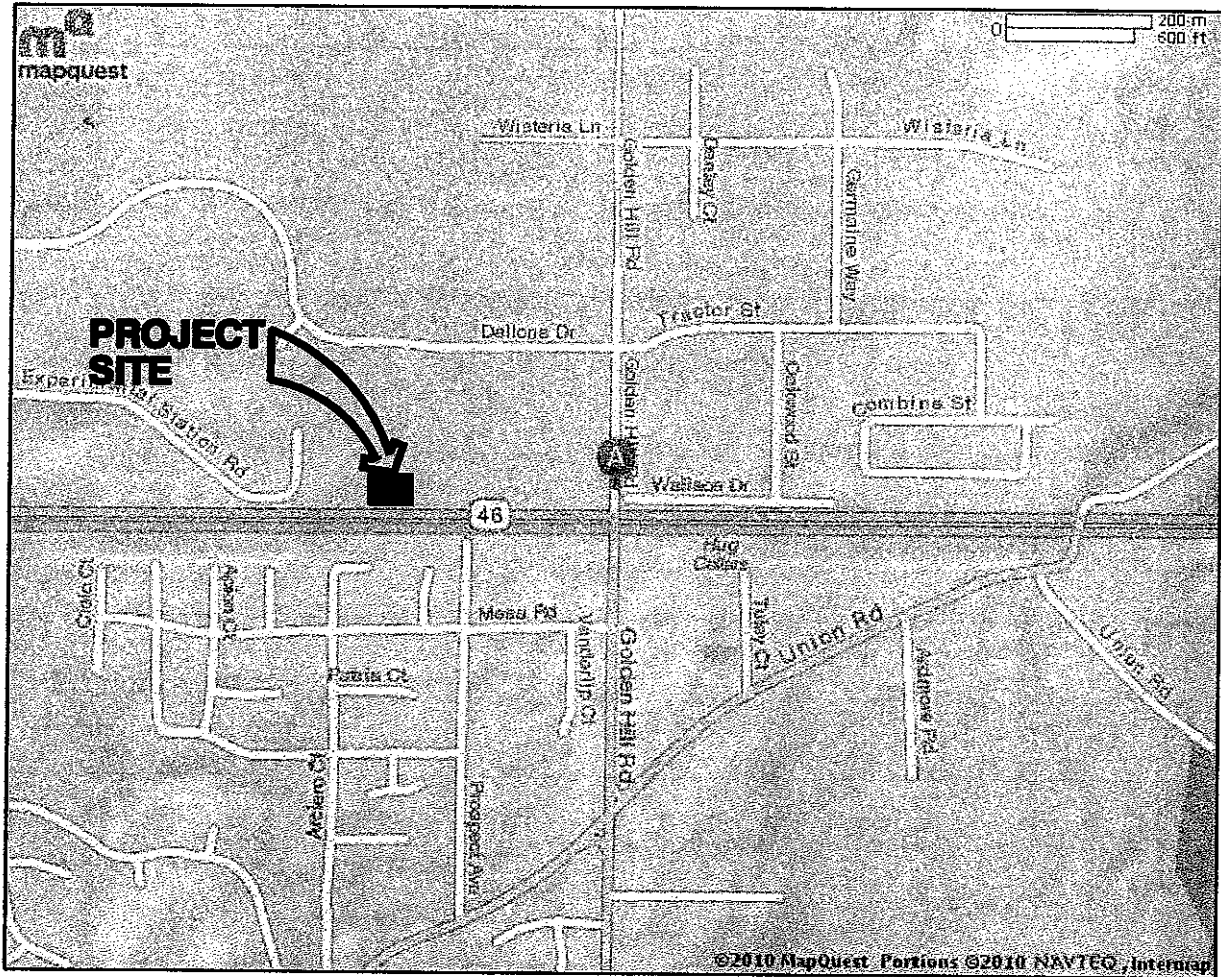
**Options:** After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

By separate motions:

- a. Adopt the attached Resolution approving Conditional Use Permit 10-004, subject to standard and site specific conditions of approval.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

**Attachments:**

1. Vicinity Map
2. Applicant Submittal Letter
3. Noise analysis by Wallace Group
4. Resolution to Approve Planned Development CUP 10-004
5. Newspaper and Mail Notice Affidavits



## VICINITY MAP

**Attachment 1**  
Vicinity Map  
CUP 10-004  
2441 Golden Hill Road  
(America's Tire)



20225 NORTH SCOTTSDALE ROAD • SCOTTSDALE, ARIZONA 85255 • (480) 606-6000

City of Paso Robles Community Development  
Attn: Planning Department  
1000 Spring Street  
Paso Robles, CA 93446

Dear Community Leader:

America's Tire Co. is working to establish a new location in the Golden Hills Plaza located at Highway 46 and Golden Hills Road in Paso Robles. We believe that our business will be a valuable asset to the community.

Retail sale of passenger car and light truck tires and wheels is our only business. We are the most successful, largest and fastest growing independent retail tire dealer in the United States. We currently have nearly 800 locations throughout the country and are adding approximately fifty locations each year. We have been in business for over forty years, and our annual sales exceed \$2 Billion.

Our unique success is based on some very simple but solid principals. Each day we strive to be the best by caring for and cultivating people, delighting our customers and growing responsibly. We have an unequalled passion to serve our customers, provide valuable services to the community and create opportunity. This commitment to our customers, to our employees and to the community is the essence of our success.

America's Tire Co. provides this customer experience in facilities that are clean, modern and efficient. Our showrooms are similar to upscale retail establishments, like an electronics specialty store. Our floors are polished, our lighting is bright and cheerful and our restrooms are spotless. We take superb care of our stores because our customers deserve the best.

We bring a unique approach to our business. For example, we only sell and service tires and wheels. We do not perform any mechanical work such as brakes, shocks or batteries. We do not handle any hazardous wastes such as oil or antifreeze. All of our work is performed within the building in a safe, clean environment. We are not in the automobile repair business.

Our passion for customer service, the limited products we sell and our immaculate facilities differentiate us from the industry. Perhaps we are a bit misunderstood when we talk about a clean tire store, but our customers and the communities in which we do business love us. We also create great opportunity for employment and sales tax revenue.

Enthusiasm and positive attitudes are the hallmark of our employee's interaction with our customers. You may wonder how we attract and keep the best and brightest people to our organization and keep such a positive, professional outlook. The answer is simple. Our employees and their interaction with our customers is the reason for our success and success creates opportunity for our employees. Everyone that joins the organization starts with an entry-level position. They work hard and learn the business from the inside and as their skills grow, so do their careers. All our promotions are from within the organization.

**Attachment 2**  
Applicant Letter  
CUP 10-004  
2441 Golden Hill Road  
(America's Tire)



We expect to create ten new jobs in The City of Paso Robles and generate \$3,000,000 in retail sales, annually. Our employees typically live in the community and contribute a positive and professional vision of success to society. We are a very family oriented company, providing medical, dental and retirement benefits, paid vacations and a network of support. One small example of our commitment to each other is our hours of operation. We are open Monday through Friday, 8:30 AM to 6 p.m., Saturday 8:30 AM to 5 p.m. and we are closed on Sundays. We are not open at night or on Sunday because we want our employees to have time with their families.

You may sense a certain passion in my description of America's Tire Co. We are a wonderful company and would be a great asset to the business community in The City of Paso Robles. If approved, we look forward to being a part of your community.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Wainwright". The signature is fluid and cursive, with a large initial "D" and "W".

Dan Wainwright  
Senior Vice-President

October 5, 2010

Mr. Darren Nash  
City of Paso Robles  
Community Development  
1000 Spring Street  
Paso Robles, Ca 93446

Subject: America's Tire Company- Lowe's Shopping Center/Golden Hill Plaza

Dear Mr. Nash:

The City requested acoustical information regarding the America's Tire Store project to determine if it adheres to the City's General Plan's Noise Element criteria for commercial/light industrial uses. The information provided below outlines the project's compliance with the City's General Plan, Zoning Ordinance and the Lowe's 2007 approved Planned Development (PD 06-025) and Conditional Use Permit (CUP 06-013).

#### **General Plan Compliance**

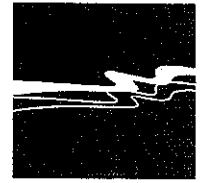
The City's 2003 General Plan Noise Element identifies the maximum allowable noise exposure for outdoor activity as 65 dBA Ldn. The proposed use of pneumatic equipment in a building with work bay doors open is subject to this limit.

The commercial property abuts residential land use to the west and is located in the 60 dB area of the Highway 46 East Corridor as identified in Table N-1 of the General Plan's Noise Element. The proposed project must comply with the threshold limits of Table N-5 of the Noise Element such that noise level measured at the westerly property line does not exceed 50 dB<sup>2</sup> in the AM and 65dB<sup>2</sup> maximum.

The project's building style has been used by America's Discount Tire Company at other sites and an acoustical study was prepared for a similar store in Huntington Beach, California. According to the Huntington Beach Acoustical Study, at 89 feet from the work bays the noise levels were 59 dBA (see exhibit from Huntington Beach study, attached). The proposed Paso Robles building is over 220 feet from the westerly property line or 130 feet beyond the point where noise levels measured at 59 dBA in the comparable study. The project's noise level at the residential property line will not exceed the City's General Plan limits set in Table N-5, as will be confirmed by the noise study currently in process for this site.

#### **Compliance with Lowe's Development Project Requirements**

The approved 2007 Lowe's Development Project Planned Development (PD 06-025) and Conditional Use Permit (CUP 06-013) required that the buildings be orientated towards the highway, and included a noise mitigation measure N-1 which requires: *" prior to issuance of building permits, all roof-mounted equipment located on buildings adjacent to residential properties on the western property line shall be adequately baffled and shielded so as to not impact adjacent residences"*.



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[www.wallacegroup.us](http://www.wallacegroup.us)

**Attachment 3**  
Noise Analysis by Wallace Group  
CUP 10-004  
2441 Golden Hill Road  
(America's Tire)

Darren Nash  
October 5, 2010  
Page 2 of 2

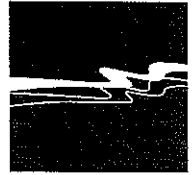
The proposed building's show room is oriented towards Highway 46 and includes shielding on all roof mounted equipment (see building elevations from the application submittal). The work bays oriented to the west are positioned more than twice the 90-foot distance from the property line where noise has been measured below 60 dBA on other sites. In addition to the design of the building, the applicant has indicated that the company uses tools and equipment that has been specifically designed to reduce impulse noise to protect their employees.

The project's design features, building orientation and use of noise dampening pneumatic equipment will allow it comply with the City's Noise Element and previously approved PD/CUP for the property for noise impacts.

The applicant has contacted an acoustical consultant to confirm the assumptions made for this site. If you have any questions, please contact me at (805) 544-4011.

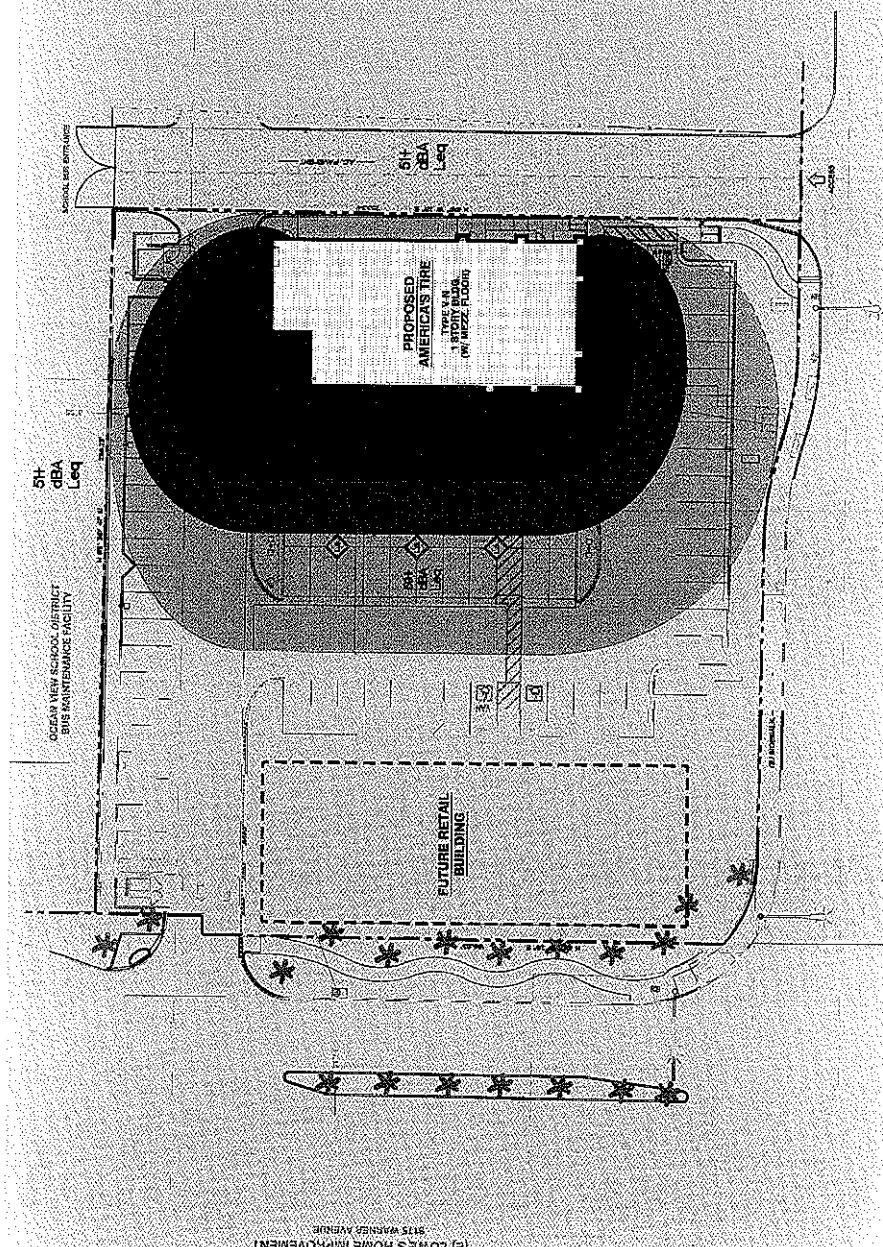
Sincerely,  
  
Jeremy Freund  
Senior Planner

Attachments  
Huntington Beach Ca Acoustical Study Plan



WALLACE GROUP





WARNER AVE.

**ACOUSTIC STUDY PLAN**

**BERGMAN ARCHITECTURE**  
 WILLIAM AMORI, ARCHITECT  
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**8281 WARNER AVENUE, HUNTINGTON BEACH, CA 92647**

RESOLUTION NO: \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 10-004  
(America's Tire)  
APN: 025-422-032

WHEREAS, Wallace Group, on behalf of America's Tire Co., has filed a Conditional Use Permit application to establish a commercial tire store at 2441 Golden Hill Road (Golden Hills Plaza – Lowe's Center); and

WHEREAS, section 21.16.200 of the Municipal Code of the City of El Paso de Robles requires approval of a conditional use permit for automotive repair uses in the C3 zoning district; and

WHEREAS, a public hearing was conducted by the Planning Commission on October 12, 2010, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

WHEREAS, This application is Categorically Exempt (Class 32) from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment , maintenance or operation for the requested use or building applied for , will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 10-004 subject to the following conditions:

STANDARD CONDITIONS

1. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
2. The site shall be kept in a neat manner at all times.

SITE SPECIFIC CONDITIONS

- 3. This conditional use permit (CUP) authorizes the establishment of a automotive repair (tire store) within a newly constructed approximate 7,400 square foot building at 2441 Golden Hill Road, within the Golden Hill Center, as shown within the attached exhibits on Exhibit A (Site Plan), subject to the conditions established by this resolution.
- 4. The project shall be constructed so as to substantially conform to the following listed exhibits and conditions established by this resolution:

| <u>EXHIBIT</u> | <u>DESCRIPTION</u>                        |
|----------------|---|
| A              | Conceptual Site Plan                      |
| B              | Overall Center Site Plan Exhibit          |
| C              | Conceptual Floor Plans                    |
| D              | Conceptual Line of Site Study             |
| E              | Conceptual Elevations/ wall-mounted signs |
| F              | Preliminary Grading Plan                  |
| G              | Utility Concept Plan                      |
| H              | Schematic Landscape & Irrigation Plan     |
| I              | Table N-5 from the Noise Element          |
| J              | Standard Conditions of Approval           |

- 5. Hours of operation for the facility shall be limited to 7am to 7pm Monday thru Saturday, closed on Sunday.
- 6. All automotive repair (tire installation) activities shall be performed within the building. All tire storage including new and used tires shall be stored indoors. All equipment such as but not limited to tire changing equipment including air compressors shall be kept inside the building.
- 7. Noise generated from the auto repair (tire store) use shall take in consideration the neighboring residential properties to the west. All noise generating devices including but not limited to pneumatic tire changing tools and air compressors shall be maintained and adjusted to operate at the lowest noise level as possible. At all times, noise generated from the auto repair business shall comply with the noise levels outlined in the City's Noise Element of the General Plan. See Exhibit I, Table N-5 from the Noise Element.
- 8. This approval also includes the two channel letter signs shown on the architectural elevations (Exhibit E). Permits from the Building Dept. will need to be obtained prior to the installation of the signs. Any other advertising signage shall comply with the City's sign ordinance.
- 9. No vehicles shall be stored overnight outside of the building.
- 10. In the future, if another automotive repair use other than a tire store wishes to locate in the building, plans will need to be approved by the Development Review Committee (DRC) and subject to any building and fire code requirements.

PASSED AND ADOPTED THIS 12<sup>th</sup> day of October, 2010 by the following Roll Call  
Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

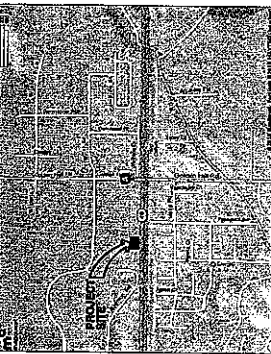
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JOEL PETERSON, CHAIRMAN

ATTEST:

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RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION



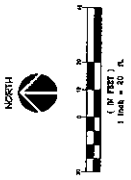
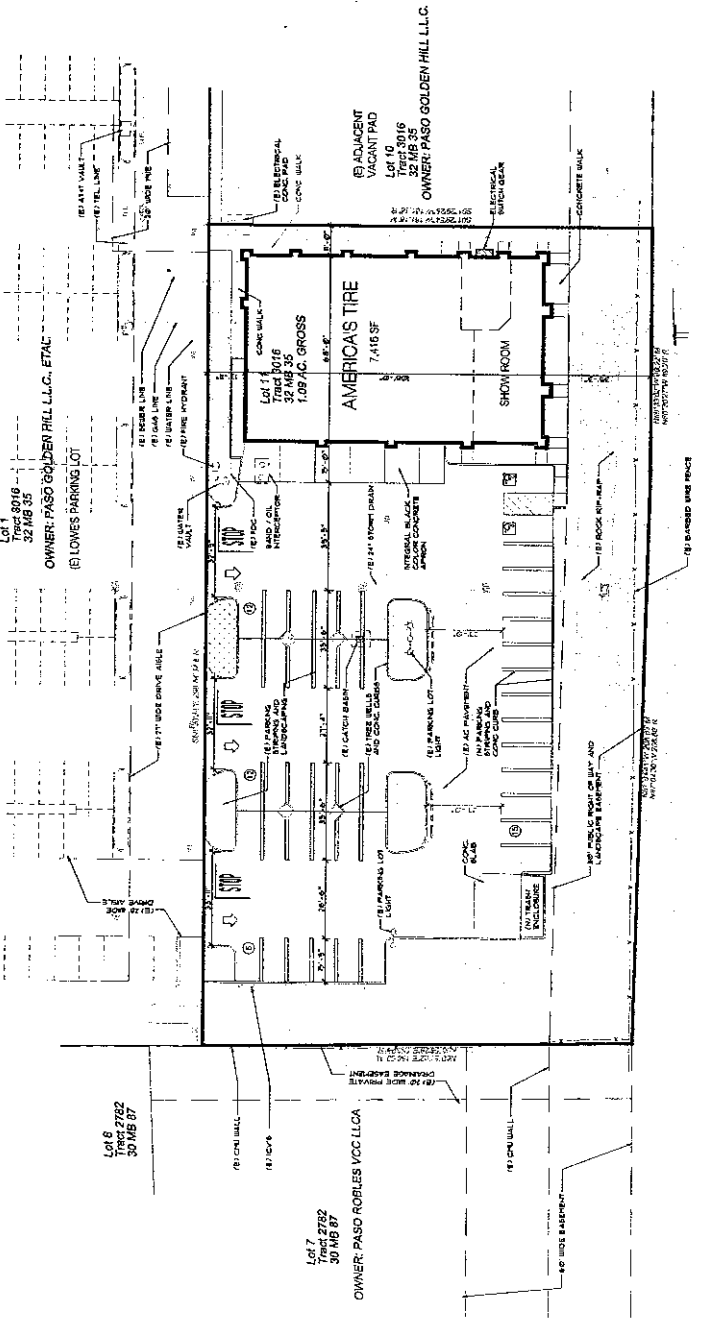
VICINITY MAP

| PROJECT DATA                   |  |
|--------------------------------|--|
| <b>PERM ADDRESS:</b>           | LOT 11 GOLDEN HILLS PLAZA<br>2441 GOLDEN HILLS ROAD<br>PASO ROBLES, CA 93446<br>909-657-3651   |
| <b>LOCAL JURISDICTION:</b>     | COUNTY OF SAN JOAQUIN, CALIFORNIA<br>STATE OF CALIFORNIA<br>OFFICE OF THE COUNTY RECORDER<br>815 W. PUEBLO AVENUE<br>SAN JOAQUIN, CA 95370 |
| <b>PLANNED AREA:</b>           | 4,740 SF   |
| <b>USE ZONING:</b>             | C3 (COMMERCIAL / HIGH INDUSTRIAL)<br>WITH PLANNED DEVELOPMENT EXEMPT   |
| <b>LAND USE:</b>               | COMMERCIAL SERVICE (CS)  |
| <b>MAILING ADDRESS:</b>        | 59 FT. (ROUND)<br>24 PARKWAY / 2 <sup>ND</sup> FLOOR   |
| <b>TYPE OF CONSTRUCTION:</b>   | NEW, FULLY SPRINKLED   |
| <b>DEVELOPER/ELABORATOR:</b>   | M-RETAIL / S1- SERVICE & USE STORAGE<br>ONE STORY (WITH MEZZANINE 1000)  |
| <b>NUMBER OF FLOORS:</b>       | 7,416 SF   |
| <b>PERMITTED LEVEL:</b>        | 7,416 SF   |
| <b>FLOOR AREA REQUIREMENT:</b> | 1 SPACE PER 250 SF (7,416 SF) = 30 SPACES<br>45 STALLS (12 M <sup>2</sup> SPACES INCLUDED)   |
| <b>PERCENTAGE:</b>             | 33.37%   |
| <b>USE CATEGORY:</b>           | RETAIL   |
| <b>PLANNING:</b>               | 7,416 SF   |
| <b>PROFESSIONAL:</b>           | 23,378 SF  |
| <b>LANDSCAPING:</b>            | 15,708 SF  |
| <b>ARCHITECT:</b>              | 15,708 SF  |
| <b>ASSISTANT:</b>              |  |
| <b>SITE ADDRESS:</b>           | 11 GOLDEN HILLS PLAZA<br>2441 GOLDEN HILLS ROAD<br>PASO ROBLES, CA 93446<br>909-657-3651<br>WWW.BERGMAN.COM                                |

ALT.5R

**BERGMAN ARCHITECTURE**  
 WILLIAM AMBR, ARCHITECT  
 CORPORATE OFFICE:  
 4300 EDISON AVE.  
 CHINO, CA 91710  
 909-657-3651

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STATE HIGHWAY 46

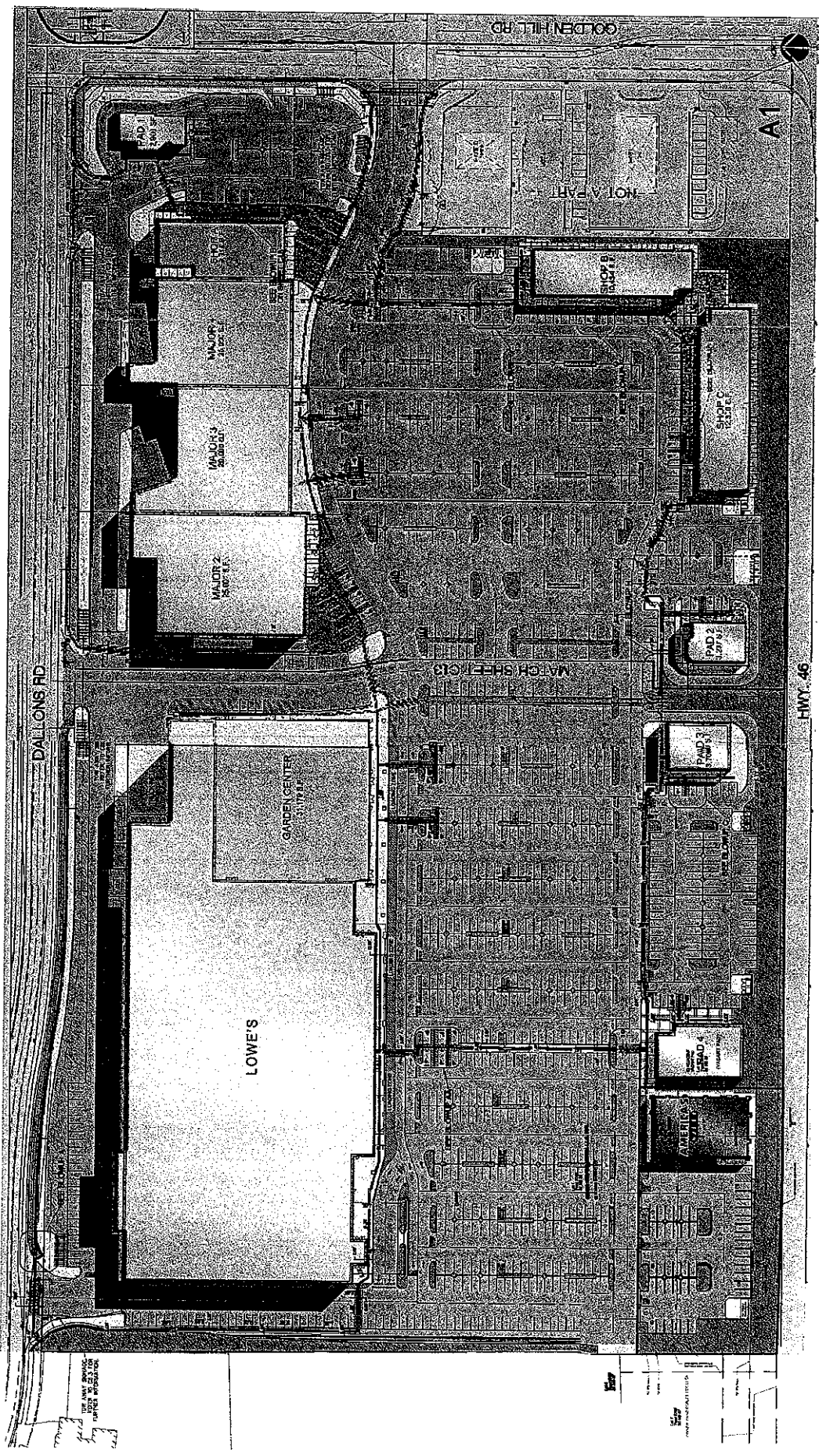
**CONCEPTUAL SITE PLAN**  
 Lot 11 / Golden Hills Plaza  
 NWC Hwy 46 & Golden Hills Road  
 PASO ROBLES, CA 93446

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**AMERICA'S TIRE**

**Exhibit A**  
 Conceptual Site Plan  
 CUP 10-004  
 2441 Golden Hill Road  
 (America's Tire)

JOB # A0735  
 DATE: 8-09-10



**AMERICA'S TIRE**

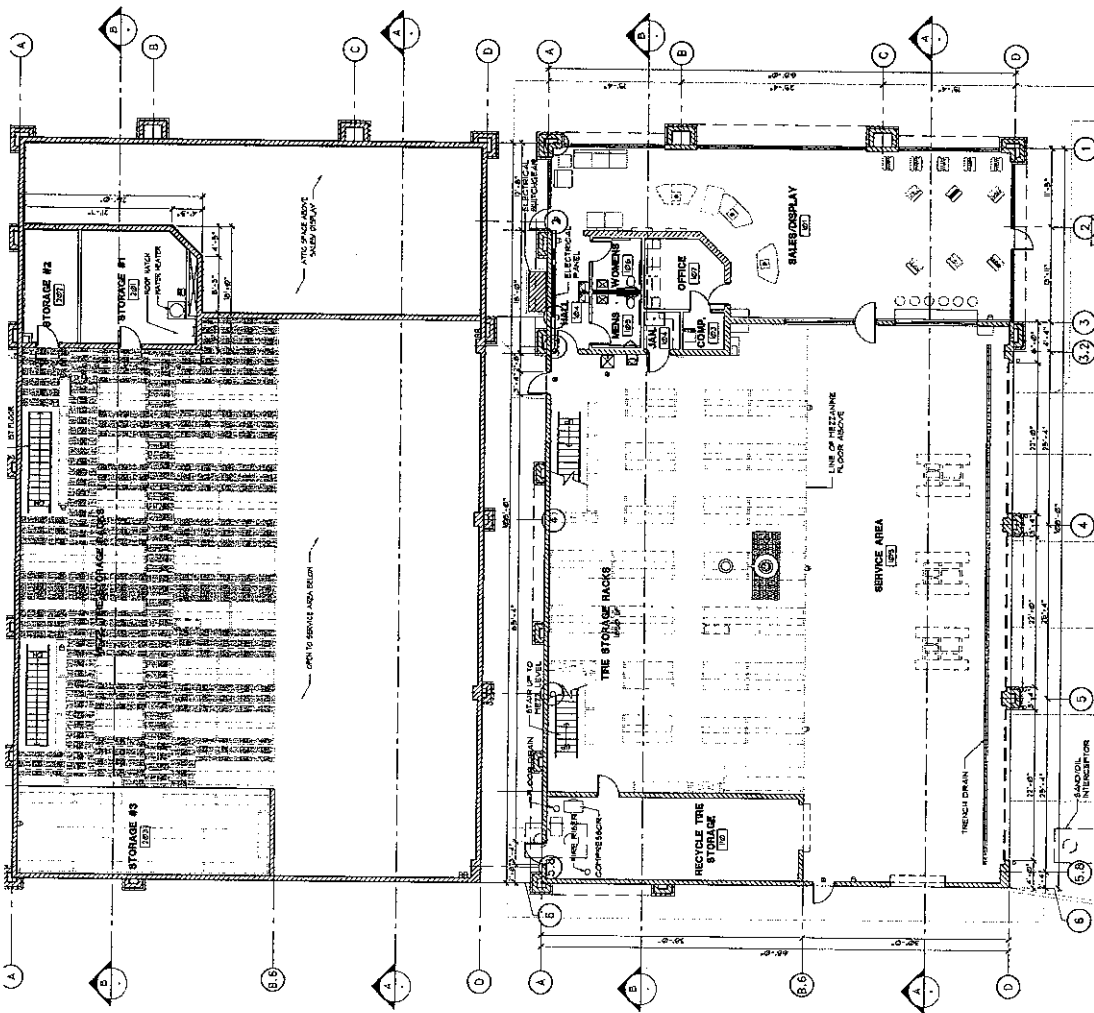
**OVERALL CENTER SITE PLAN EXHIBIT**  
 Lot 11 / Golden Hills Plaza  
 NWC Hwy 46 & Golden Hills Road  
 PASO ROBLES, CA 93446

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**JOB # A0735**  
**DATE: 7-22-10**

**B**  
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Exhibit B  
 Overall Center Site Plan  
 CUP 10-004  
 2441 Golden Hill Road  
 (America's Tire)



**MEZZANINE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**BEREMAN ARCHITECTURE**  
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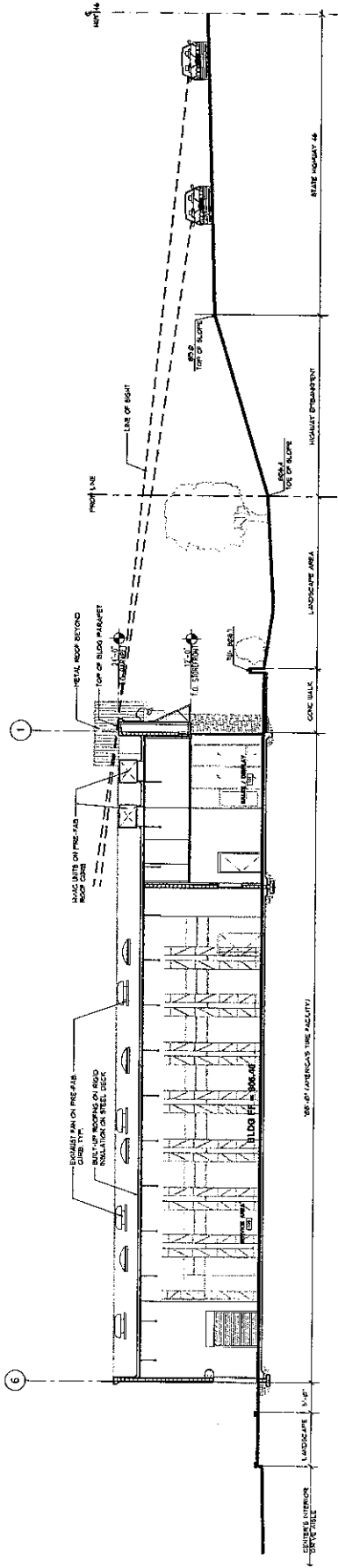
**JOB # A0735**  
**DATE: 8-09-10**

**CONCEPTUAL FLOOR PLANS**  
Lot 11 / Golden Hills Plaza  
NWC Hwy 46 & Golden Hills Road  
PASO ROBLES, CA 93446

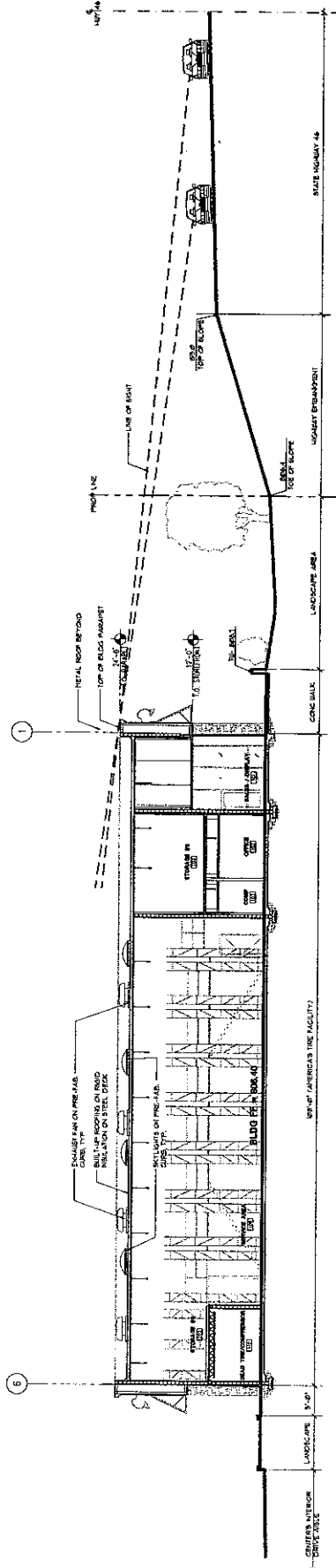
THESE PLANS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER WORK NOT SHOWN ON THESE PLANS.



**Exhibit C**  
Conceptual Floor Plans  
CUP 10-004  
2441 Golden Hill Road  
(America's Tire)



**LINE OF SIGHT STUDY- SECTION A**  
SCALE: 1/8" = 1'-0"



**LINE OF SIGHT STUDY- SECTION B**  
SCALE: 1/8" = 1'-0"

**AMERICA'S TIRE**

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**CONCEPTUAL LINE OF SIGHT STUDY**

**Lot 11 / Golden Hills Plaza  
NWC Hwy 46 & Golden Hills Road  
PASO ROBLES, CA 93446**

**JOB # A0735**

**DATE: 8-09-10**

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909.627.3651  
909.627.5425 FX.  
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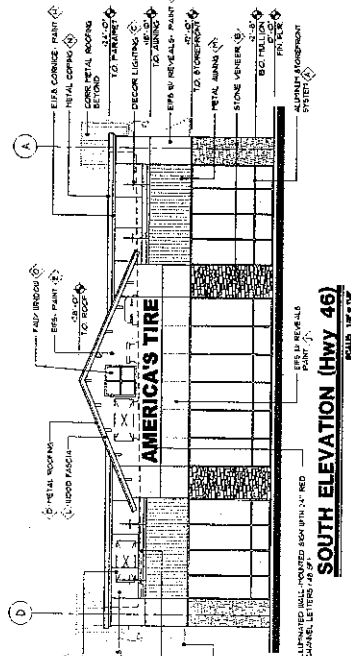


**Exhibit D**  
Line of Site Study  
CUP 10-004  
2441 Golden Hill Road  
(America's Tire)

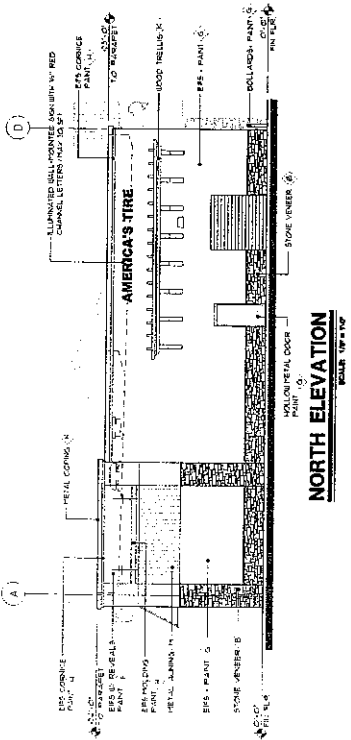


**FINISH LEGEND**

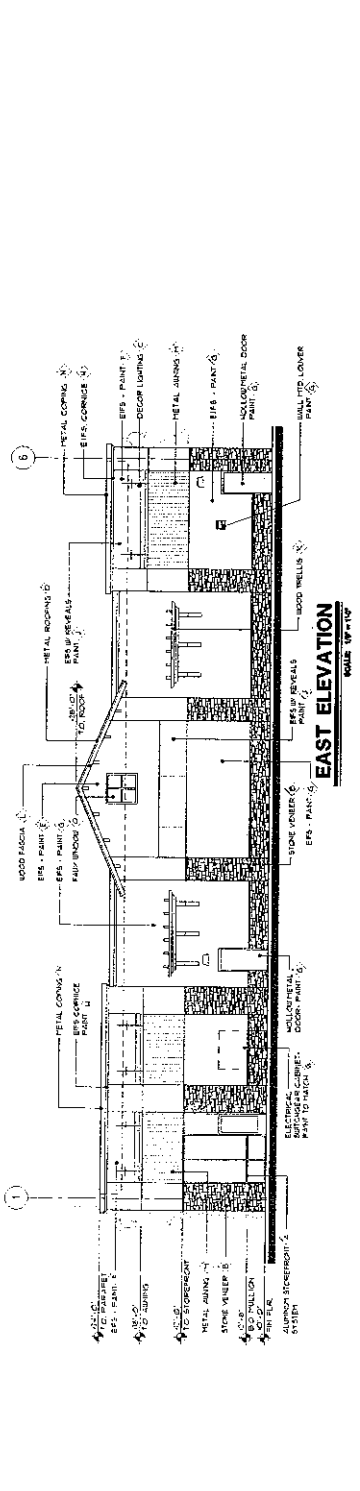
- 1. ALUMINUM STOREFRONT SYSTEM - AS SUPPLIED BY MANUFACTURER STAINED COLOR - CLEAR ANODIZED FINISH
- 2. COMPOSITE PANELS - COLORED TO MATCH STOREFRONT
- 3. DECORATIVE LIGHTING - COMPLETE CASE GAS BY LUMINAIRE
- 4. BLACK COLOR
- 5. METAL PANELS - STAINLESS STEEL - BY SPECIFICATIONS OR APPROVED EQ
- 6. METAL PANELS - ALUMINUM - BY SPECIFICATIONS OR APPROVED EQ
- 7. METAL PANELS - GALVALUM - BY SPECIFICATIONS OR APPROVED EQ
- 8. METAL PANELS - POLYESTER - BY SPECIFICATIONS OR APPROVED EQ
- 9. METAL PANELS - POLYURETHANE - BY SPECIFICATIONS OR APPROVED EQ
- 10. METAL PANELS - POLYURETHANE - BY SPECIFICATIONS OR APPROVED EQ
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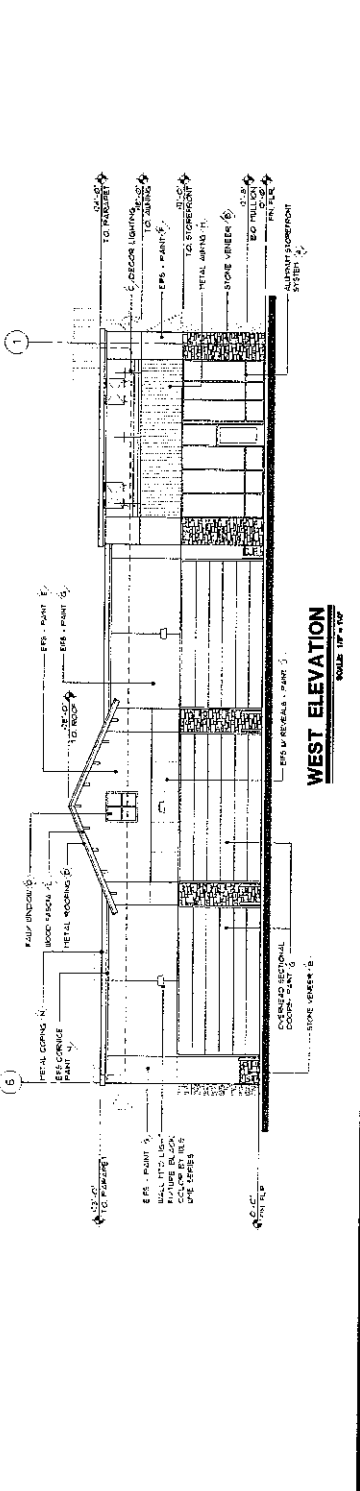
**SOUTH ELEVATION (Hwy 46)**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**AMERICA'S TIRE**

CONCEPTUAL ELEVATIONS

Lot 11 / Golden Hills Plaza  
NWC Hwy 46 & Golden Hills Road  
PASO ROBLES, CA 93446

**BERGMAN ARCHITECTURE**

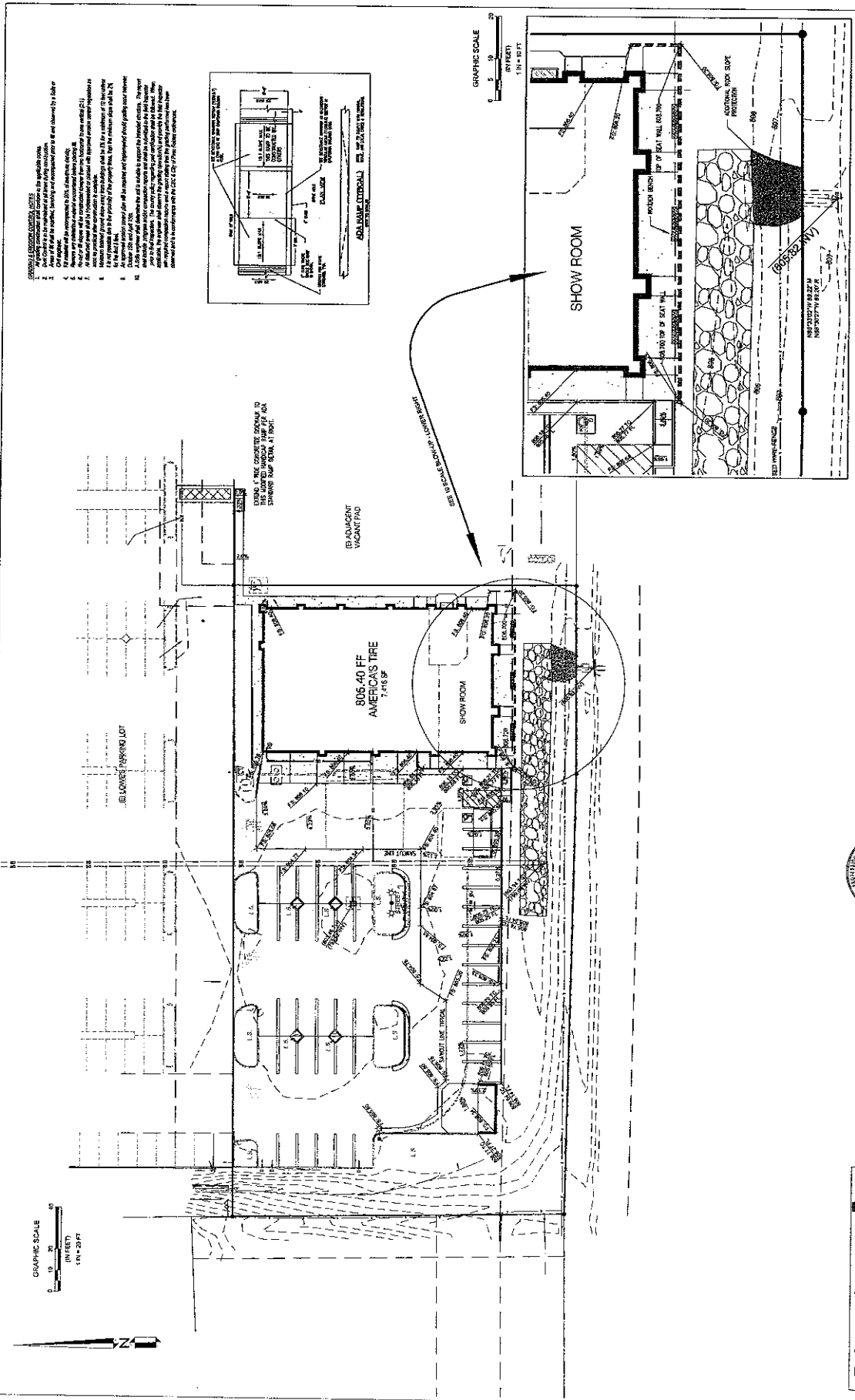
WILLIAM AMGR, ARCHITECT  
CORPORATE OFFICE:  
4300 EDISON AVE.  
CHINA, CA. 91710  
909.627.3651  
909.627.5425 FX.  
WWW.THEBERGMAN.COM

**JOB # A0735**

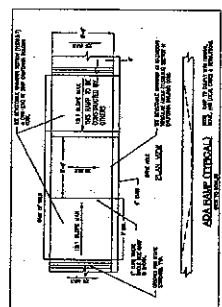
**DATE: 8-09-10**

**Exhibit E**

Architectural Elevations  
CUP 10-004  
2441 Golden Hill Road  
(America's Tire)



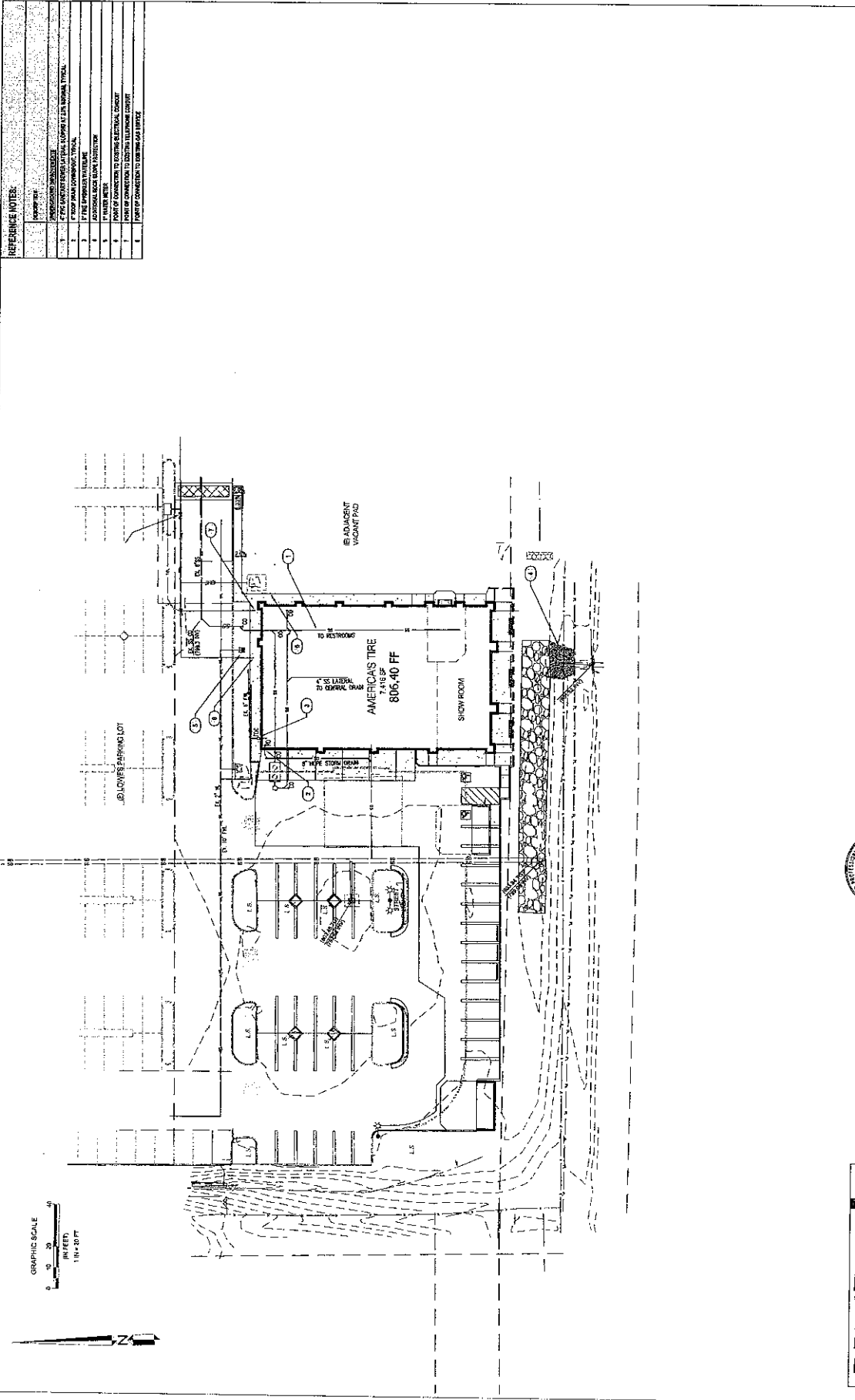
- GENERAL NOTES:**
1. All grading shall conform to the applicable codes.
  2. All work shall be done in accordance with the approved plans.
  3. The contractor shall be responsible for obtaining all necessary permits.
  4. The contractor shall be responsible for obtaining all necessary easements.
  5. The contractor shall be responsible for obtaining all necessary utility information.
  6. The contractor shall be responsible for obtaining all necessary survey information.
  7. The contractor shall be responsible for obtaining all necessary engineering information.
  8. The contractor shall be responsible for obtaining all necessary geotechnical information.
  9. The contractor shall be responsible for obtaining all necessary environmental information.
  10. The contractor shall be responsible for obtaining all necessary historical information.
  11. The contractor shall be responsible for obtaining all necessary archaeological information.
  12. The contractor shall be responsible for obtaining all necessary paleontological information.
  13. The contractor shall be responsible for obtaining all necessary biological information.
  14. The contractor shall be responsible for obtaining all necessary cultural information.
  15. The contractor shall be responsible for obtaining all necessary historical-cultural information.
  16. The contractor shall be responsible for obtaining all necessary historical-cultural information.
  17. The contractor shall be responsible for obtaining all necessary historical-cultural information.
  18. The contractor shall be responsible for obtaining all necessary historical-cultural information.
  19. The contractor shall be responsible for obtaining all necessary historical-cultural information.
  20. The contractor shall be responsible for obtaining all necessary historical-cultural information.



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|                            |          |                      |       |
|----------------------------|----------|----------------------|-------|
| TRACT: 141, 338            |          | SHEET NO.            |       |
| GOLDEN HILLS PLAZA - LOT 1 |          | 7                    |       |
| AMERICAS TIRE              |          | DRAWINGS             |       |
| PRELIMINARY GRADING PLAN   |          | C-1                  |       |
| SCALE:                     | 1" = 20' | DESIGNED BY:         | DATE: |
| DRAWN BY:                  | DRT      | CHECKED BY:          |       |
| RECORD DATE:               |          | CITY ENGINEER:       |       |
|                            |          | PASADENA, CALIFORNIA |       |

**Exhibit F**  
**Preliminary Grading & Drainage**  
**CUP 10-004**  
**2441 Golden Hill Road**  
**(America's Tire)**



**REFERENCE NOTES:**

1. SEE SHEET 18-01 FOR GENERAL NOTES.
2. SEE SHEET 18-02 FOR GENERAL NOTES.
3. SEE SHEET 18-03 FOR GENERAL NOTES.
4. SEE SHEET 18-04 FOR GENERAL NOTES.
5. SEE SHEET 18-05 FOR GENERAL NOTES.
6. SEE SHEET 18-06 FOR GENERAL NOTES.
7. SEE SHEET 18-07 FOR GENERAL NOTES.
8. SEE SHEET 18-08 FOR GENERAL NOTES.
9. SEE SHEET 18-09 FOR GENERAL NOTES.
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12. SEE SHEET 18-12 FOR GENERAL NOTES.
13. SEE SHEET 18-13 FOR GENERAL NOTES.
14. SEE SHEET 18-14 FOR GENERAL NOTES.
15. SEE SHEET 18-15 FOR GENERAL NOTES.
16. SEE SHEET 18-16 FOR GENERAL NOTES.
17. SEE SHEET 18-17 FOR GENERAL NOTES.
18. SEE SHEET 18-18 FOR GENERAL NOTES.
19. SEE SHEET 18-19 FOR GENERAL NOTES.
20. SEE SHEET 18-20 FOR GENERAL NOTES.

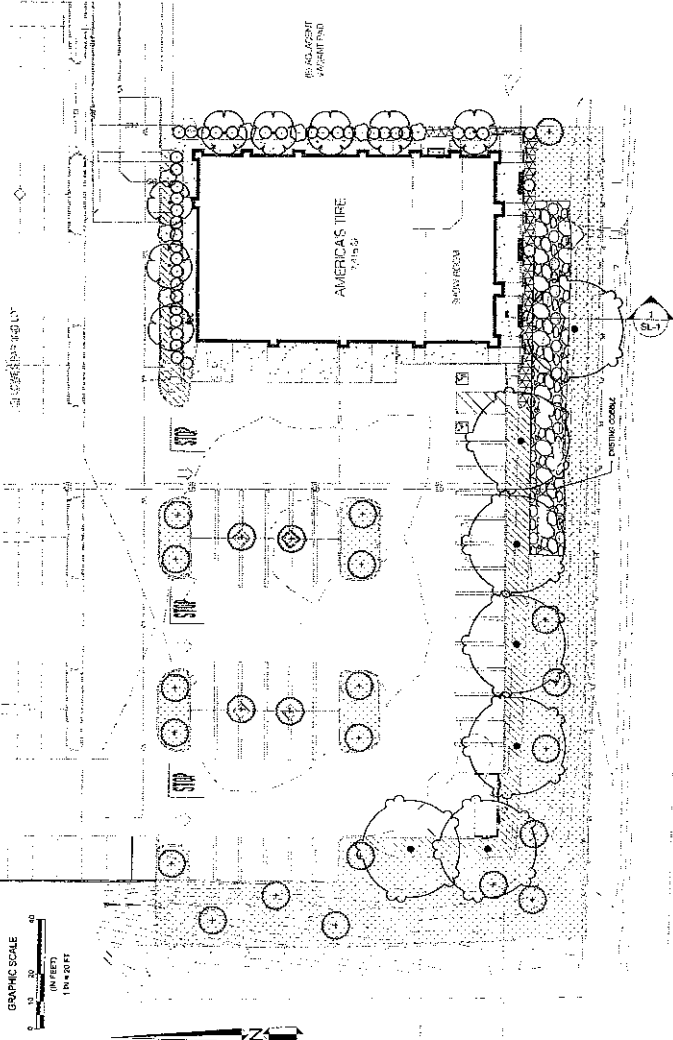


WALACE GROUP, INC.  
 18700 WILSON AVENUE, SUITE 200  
 COSTA MESA, CALIFORNIA 92626  
 (714) 440-1100  
 WWW.WALACEGROUP.COM

TRACT No. 018  
**GOLDEN HILLS PLAZA - LOT 1**  
**AMERICA'S TIRE**  
**UTILITY CONCEPT PLAN**

|                |                              |
|----------------|------------------------------|
| SCALE:         | 1" = 30'                     |
| DESIGNED BY:   | DATE:                        |
| DRAWN BY:      | DATE:                        |
| CHECKED BY:    | DATE:                        |
| APPROVED BY:   | DATE:                        |
| CITY ENGINEER: | CITY OF PASADENA, CALIFORNIA |
| PROJECT NO.:   | C-2                          |

**Exhibit G**  
 Utility Concept Plan  
 CUP 10-004  
 2441 Golden Hill Road  
 (America's Tire)

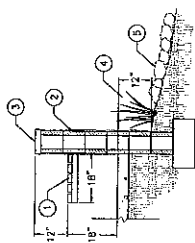


**CONCEPT PLANT SCHEDULE**

| PLANT  | QUANTITY  |
|--|-----------|
| 1. LARGE DECIDUOUS TREES<br>Platanus / London Plane Tree<br>Ginkgo biloba / Maidenhair Tree  | 34        |
| 2. MEDIUM DECIDUOUS TREES<br>Platanus / London Plane Tree<br>Ginkgo biloba / Maidenhair Tree | 7         |
| 3. SMALL DECIDUOUS TREES<br>Platanus / London Plane Tree<br>Ginkgo biloba / Maidenhair Tree  | 6         |
| 4. SHRUBS<br>Platanus / London Plane Tree<br>Ginkgo biloba / Maidenhair Tree                 | 7         |
| 5. PALMS<br>Platanus / London Plane Tree<br>Ginkgo biloba / Maidenhair Tree                  | 40        |
| 6. PERENNIALS<br>Platanus / London Plane Tree<br>Ginkgo biloba / Maidenhair Tree             | 6         |
| 7. ANNUALS<br>Platanus / London Plane Tree<br>Ginkgo biloba / Maidenhair Tree                | 401 sf    |
| 8. GRASS<br>Platanus / London Plane Tree<br>Ginkgo biloba / Maidenhair Tree                  | 10,000 sf |
| 9. ROCKS<br>Platanus / London Plane Tree<br>Ginkgo biloba / Maidenhair Tree                  | 1,500 sf  |

**PLANTING AND IRRIGATION NOTES**

1. THE CITY OF PASO ROBLES HAS BEEN ADVISED THAT THE PLANTING AND IRRIGATION NOTES ARE TO BE USED IN ACCORDANCE WITH THE FOLLOWING:
  - a. THE CITY OF PASO ROBLES LANDSCAPE REQUIREMENTS
  - b. THE CITY OF PASO ROBLES IRRIGATION REQUIREMENTS
2. ALL LANDSCAPE PLANTS (INCLUDING THE EXISTING PLANTS) ARE LOW WATER USING PLANTS AND ARE AT THE SAME PROPORTION THERE IS NO TYPICAL IRRIGATION DESIGN.
3. ALL IRRIGATION SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PASO ROBLES IRRIGATION REQUIREMENTS.
4. THERE WILL BE NO SPRAY IRRIGATION SYSTEMS OR OTHER IRRIGATION SYSTEMS THAT ARE NOT PERMITTED BY THE CITY OF PASO ROBLES.
5. THE LANDSCAPE DESIGN WILL SPECIFY A 2" LAYER OF MULCH ON ALL EXPOSED SOIL SURFACES WITHIN THE LANDSCAPE DESIGN.



- LEGEND**
1. WOOD BENCH ATTACHED TO WALL
  2. WOOD WALL W/ STUCCO FINISH
  3. BRICK OR STONE WALL CAP
  4. LANDSCAPE AREA
  5. GRASS, COBBLE

**1. WOOD BENCH ON WALL**

**AMERICA'S TIRE**

102.01 (08/98)

TRACT No. 3010

**LOT 1 - BUILDING IMPROVEMENTS**

**AMERICA'S TIRE**

**SCHEMATIC LANDSCAPE & IRRIGATION PLAN**

DESIGNED BY: EAG  
DRAWN BY: JMB  
CHECKED BY: JMB  
RECORD DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_  
PASO ROBLES, CALIFORNIA

SHEET NO. \_\_\_\_\_  
TOTAL SHEETS: \_\_\_\_\_  
**SL-1**

**AMERICA'S TIRE**

**Exhibit H**

**Preliminary Landscape Plan**

**CUP 10-004**

**2441 Golden Hill Road**

**(America's Tire)**

**Table N-5.  
 Maximum Allowable Noise Exposure-Stationary Noise Sources<sup>1</sup>**

|  | Daytime <del>7 a.m. to 10 a.m.</del> <b>7 P.M.</b> | <del>10 p.m. to 7 a.m.</del> <b>7</b> Nighttime |
|--|--|---|
| Hourly L, dB <sup>2</sup>                      | 50   | 45  |
| Maximum level, dB <sup>2</sup>                 | 70   | 65  |
| Maximum level, dB-Impulsive Noise <sup>3</sup> | 65   | 60  |

<sup>1</sup> As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

<sup>2</sup> Sound level measurements shall be made with slow meter response.

<sup>3</sup> Sound level measurements shall be made with fast meter response.

*NOTE: "Slow" and "fast" meter responses are switch settings on noise meters. The slow setting dampens impulsive fluctuations to give an average noise level; the fast setting allows recordation of impulsive noises.*

**Exhibit I**  
 Table N-5, Noise Element  
 CUP 10-004  
 2441 Golden Hill Road  
 (America's Tire)

CITY OF EL PASO DE ROBLES  
STANDARD DEVELOPMENT CONDITIONS

Planned Development \_\_\_\_\_  Conditional Use Permit \_\_\_\_\_

Tentative Parcel Map \_\_\_\_\_  Tentative Tract Map \_\_\_\_\_

Approval Body: Planning Commission \_\_\_\_\_ Date of Approval: Oct. 12, 2010 \_\_\_\_\_

Applicant: America's Tire \_\_\_\_\_ Location: 2441 Golden Hill Road \_\_\_\_\_

APN: 025-422-032 \_\_\_\_\_

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

**COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:**

**A. GENERAL CONDITIONS – PD/CUP:**

- 1. This project approval shall expire on October 12, 2012 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

**Exhibit J**  
Standard Conditions  
CUP 10-004  
2441 Golden Hill Road  
(America's Tire)

- 4. Any site specific condition imposed by the Planning Commission in approving this project (**Conditional Use Permit**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Prior to the issuance of a building permit, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of Paso Robles as the sole agent for pumping and delivering the overlyer's groundwater rights.
- 18. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 19. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 20. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.

(Adopted by Planning Commission Resolution \_\_\_\_\_)



- 21. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- 22. Prior to the issuance of building permits, the
  - Development Review Committee shall approve the following:
  - Planning Division Staff shall approve the following:
    - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
    - b. A detailed landscape plan;
    - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
    - d. Other:

**B. GENERAL CONDITIONS – TRACT/PARCEL MAP:**

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map) \_\_\_\_\_ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:  
\_\_\_\_\_

(Adopted by Planning Commission Resolution \_\_\_\_\_)

\*\*\*\*\*

**ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:**

All conditions marked are applicable to the above referenced project for the phase indicated.

**C. PRIOR TO ANY PLAN CHECK:**

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

**D. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

**E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- 1. All off-site public improvement plans shall be prepared by a registered civil

(Adopted by Planning Commission Resolution \_\_\_\_\_)

engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

**F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:**

**The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.**

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

| Street Name | City Standard | Standard Drawing No. |
|-------------|---------------|----------------------|
|-------------|---------------|----------------------|

- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:  
 Performance Bond.....100% of improvement costs.  
 Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it

(Adopted by Planning Commission Resolution \_\_\_\_\_)

with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

- 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on \_\_\_\_\_ along the frontage of the project.
- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
  - a. Public Utilities Easement;
  - b. Water Line Easement;
  - c. Sewer Facilities Easement;
  - d. Landscape Easement;
  - e. Storm Drain Easement.
- 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
  - a. Street lights;
  - b. Parkway/open space landscaping;
  - c. Wall maintenance in conjunction with landscaping;
  - d. Graffiti abatement;
  - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

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**PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:**

**G. GENERAL CONDITIONS**

- 1.  Prior to the start of construction:
  - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
  - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
  - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
  - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
  - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
- 2.  Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
- 3.  Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
- 4.  If required by the Fire Chief, provide on the address side of the building if applicable:

(Adopted by Planning Commission Resolution \_\_\_\_\_)

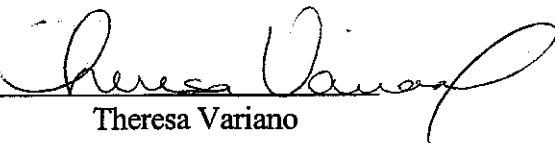
- Fire alarm annunciator panel in weatherproof case.
  - Knox box key entry box or system.
  - Fire department connection to fire sprinkler system.
5.  Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6.  Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7.  Prior to the issuance of Certificate of Occupancy:
- Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
  - Final inspections shall be completed on all buildings.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Theresa Variano, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 10-004 (America's Tire Company) on this 27th day of September, 2010.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Theresa Variano

forms\mailaffi.691

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

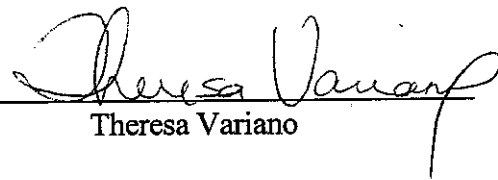
Newspaper: Tribune

Date of  
Publication: September 30, 2010

Hearing  
Date: October 12, 2010  
(Planning Commission)

Project: CUP 10-004  
(America's Tire Store)

I, Theresa Variano, employee of the Community  
Development Department, Planning Division, of the City  
of El Paso de Robles, do hereby certify that this notice is  
a true copy of a published legal newspaper notice for the  
above named project.

Signed:   
Theresa Variano

forms/newsaffi.691

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Conditional Use Permit 10-004, a request by Wallace Group, on behalf of America's Tire Co., to construct a new 7,400 square foot building for commercial tire sales. The project will be located on a vacant pad site within the Golden Hill Plaza (Lowe's Center), located at 2441 Golden Hill Road. APN: 025-422-032.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, October 12, 2010, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15301c of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing.

If you challenge the Conditional Use Permit application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Darren Nash, Associate Planner  
September 30, 2010 8909347